

Bulifants, L.P.
International Center – Williamsburg

175 West Queens Drive
Williamsburg, Virginia 23185

February 19, 2001

Mr. James S. Burgett, Chairman
York County Board of Supervisors
P.O. Box 532
Yorktown, VA 23690

**RE: Industrial Access Roads Program
International Center Business Park**

Dear Mr. Burgett:

Upon the recommendation of Mr. Jim Noel, York County Office of Economic Development, we are requesting the support and sponsorship of York County for the above referenced project. Bulifants, L.P., as owner and developer of the International Center property located on new Mooretown Road, is seeking assistance from the Virginia Department of Transportation in the financing of an industrial access road intended to serve future qualifying industries in the International Center Business Park.

We understand that prior to the Commonwealth Transportation Board approving such funding, the local governing body must by resolution request the funds, and it is our hope that this will occur at your March 6, 2001 regularly scheduled public meeting. In order to provide appropriate assurances to the York County Board of Supervisors that such a request will not pose a financial burden on the County or its taxpayers, Bulifants, L.P. proffers the following conditions for your consideration in this matter:

1. Bulifants, L.P. will provide free of charge fee simple title to the Virginia Department of Transportation for the full right-of-way area involved in the qualifying industrial access road, from the point of road's departure from the existing state maintained Mooretown Road (State Rte. 603) to the terminus of the roadway segment which is subject to this program.
2. Any utilities relocations involved in the construction of the subject roadway segment will be the full financial responsibility of Bulifants, L.P. or its successors or assigns.
3. Bulifants, L.P. will secure and provide evidence of appropriate surety to the County Attorney for the roadway improvements contemplated by the industrial access roads program, for a period not to exceed five years, beginning on the date of the allocation of the industrial access funds by the Commonwealth Transportation Board. At the end of the five-year period the amount of the industrial access funds expended on the project and not justified by eligible capital outlay of one or more qualifying establishments shall be reimbursed to

the Department of Transportation by forfeiture of the surety. To the extent that the roadway construction involves the matching funds component of the program, Bulifants, L.P. or its successors or assigns shall be responsible for providing any and all required matching funds – the County shall not be required to contribute towards matching funds. Furthermore, any difference between the value of eligible access funds/matching funds and the actual cost of the construction will be the responsibility of Bulifants, L.P. or its successors or assigns.

The attached Conceptual Plan depicts the roadway segment for which we seek assistance from the Department of Transportation. At the present time, we anticipate a roadway approximately 550 linear feet in length which will serve several parcels suited for qualifying establishments.

Finally, we have read and understand the standards and requirements of the Industrial Access Policy of the Commonwealth Transportation Board, dated 7/15/99, as well as the Guide to the Industrial Access Roads Program – Memorandum SR-49-92, dated March, 1992. In light of the foregoing, we respectfully request that the York County Board of Supervisors adopt the resolution that would allow this process to proceed through all required reviews and approvals by the Department of Transportation and the Transportation Board.

Should you have any questions with the above, or if you require additional information, please contact Mr. Vernon Geddy, III (at 757.220-6500) or Mr. Mark Rinaldi, AICP (at 757.253-2975) directly. Thanking you in advance for your support and approval of the required resolution, I am...

Sincerely,

BULIFANTS, L.P.



Richard F. Wilkinson
General Manager

cc: Jim Noel